

# 5855 TOPANGA CANYON BLVD

WOODLAND HILLS, CA 91367



## PROPERTY DETAILS

- **BASE RENTAL RATE:** \$2.40-\$2.50 Full Service Gross
- **PARKING:** 3/1,000 (The Monthly Parking Charge is: Reserved=\$130 & Tandem=\$110)

## PROPERTY AVAILABILITIES

SUITE	SQ. FT.	NOTES
210	±2,306	Six (6) Window Line Offices, 1 Conference Room, Kitchen with Sink, Bullpen Room, IT/Storage
400	±3,657	Eight (8) Windowed Offices, Conference Room, Reception Area, Bullpen
510*	±2,979	Nine (9) Offices, Reception Bay, Storage Room
520*	±1,538	Currently occupied with Tenant Month-to-Month. Can be delivered in sixty (60) days. Three (3) Windowed Offices, Conference Room, Kitchen, Storage Area, Small Bullpen
530*	±2,368	Three (3) Windowed Offices, Bullpen

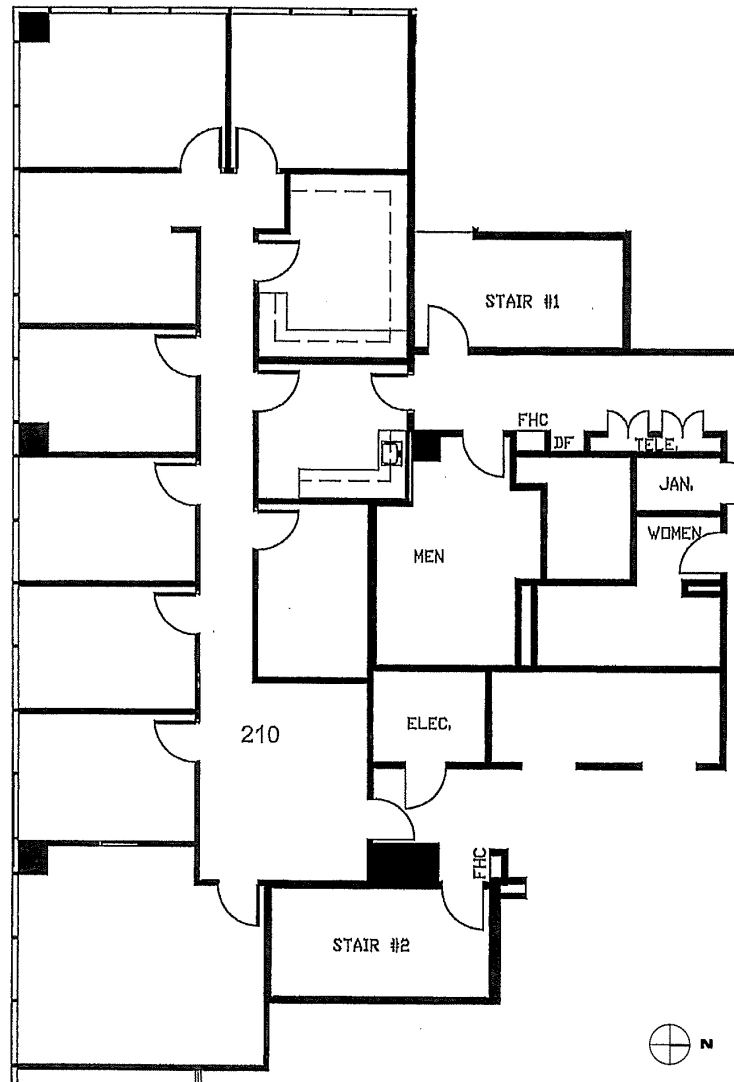
\* Suites 510, 520, & 530 can be made contiguous for 6,885 RSF

## PROPERTY HIGHLIGHTS

- AT&T and Time Warner Cable internet providers with Fiber in Building
- Quick and Easy ingress/Egress to 101 Freeway
- Monument signage identity
- Expansion Capability
- Many Retail amenities within walking distance
- Covered secured parking



## Second Floor Plan

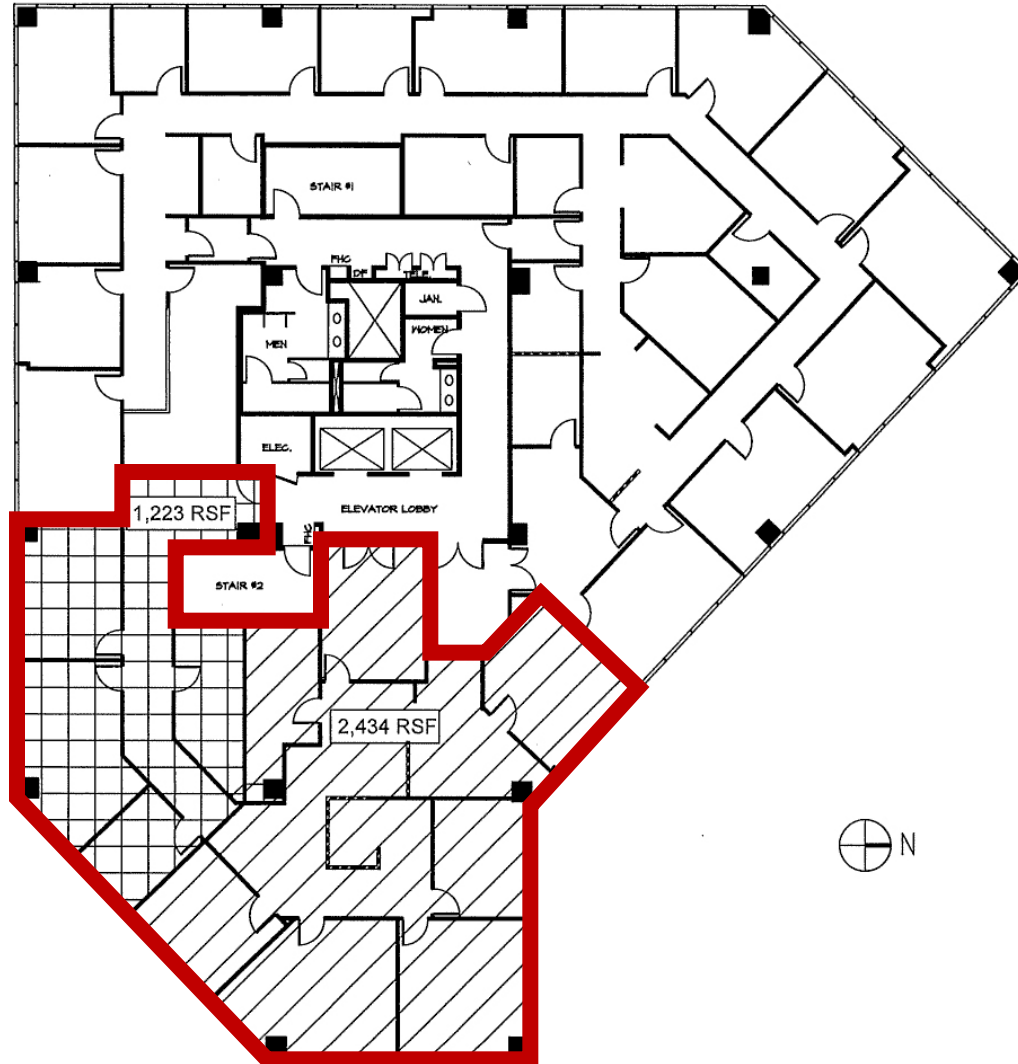


### Suite Notes:

- Six (6) Window Line Offices
- 1 Conference Room
- Kitchen with Sink
- Bullpen Room
- IT/Storage

**SUITE 210**  
±2,306 RSF

## Fourth Floor Plan

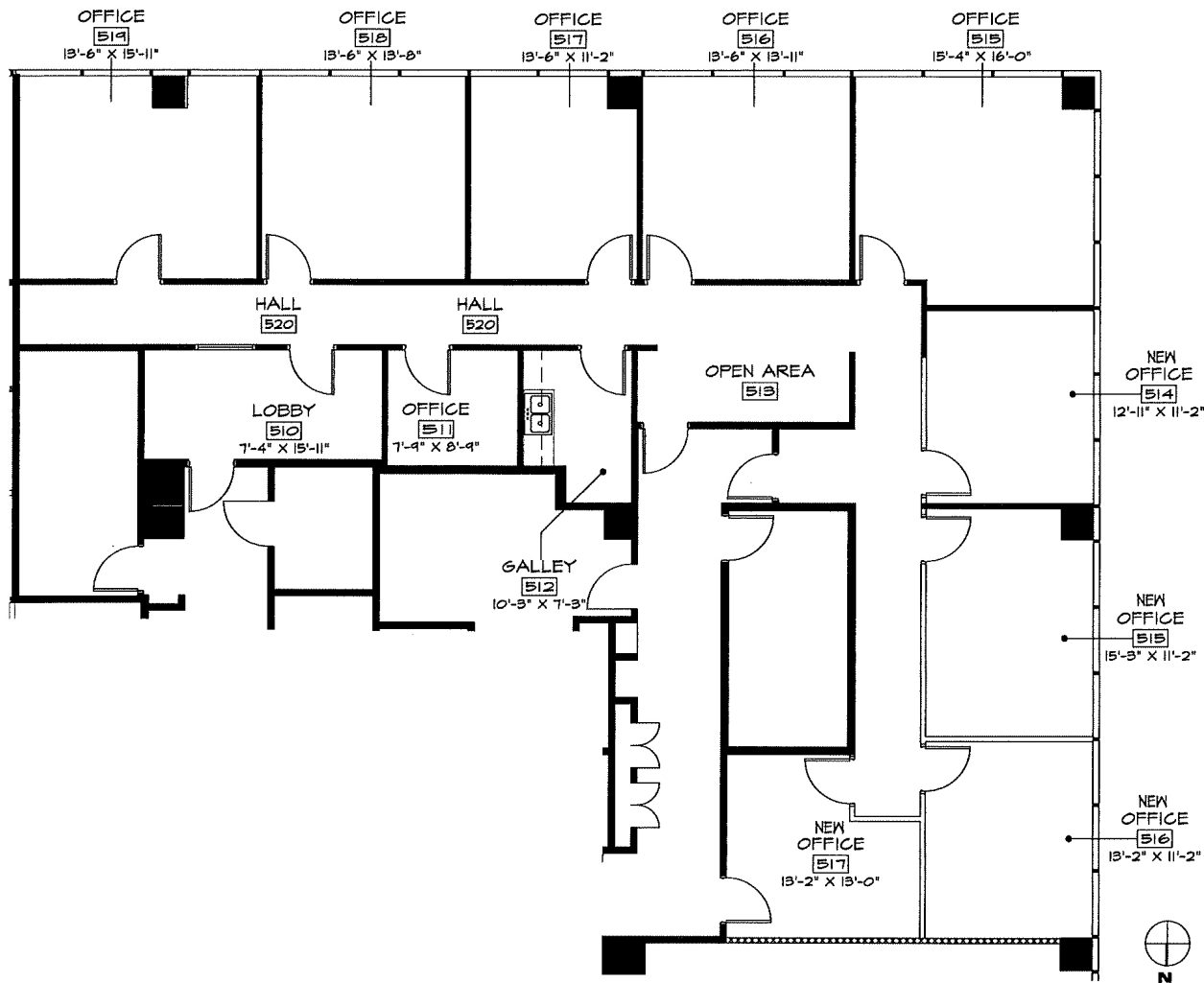


### Suite Notes:

- Double Door Identity off of the Elevator
- Eight (8) Windowed Offices
- Reception Area
- Bullpen
- Kitchen

**SUITE 400**  
±3,657 RSF

## Fifth Floor Plan



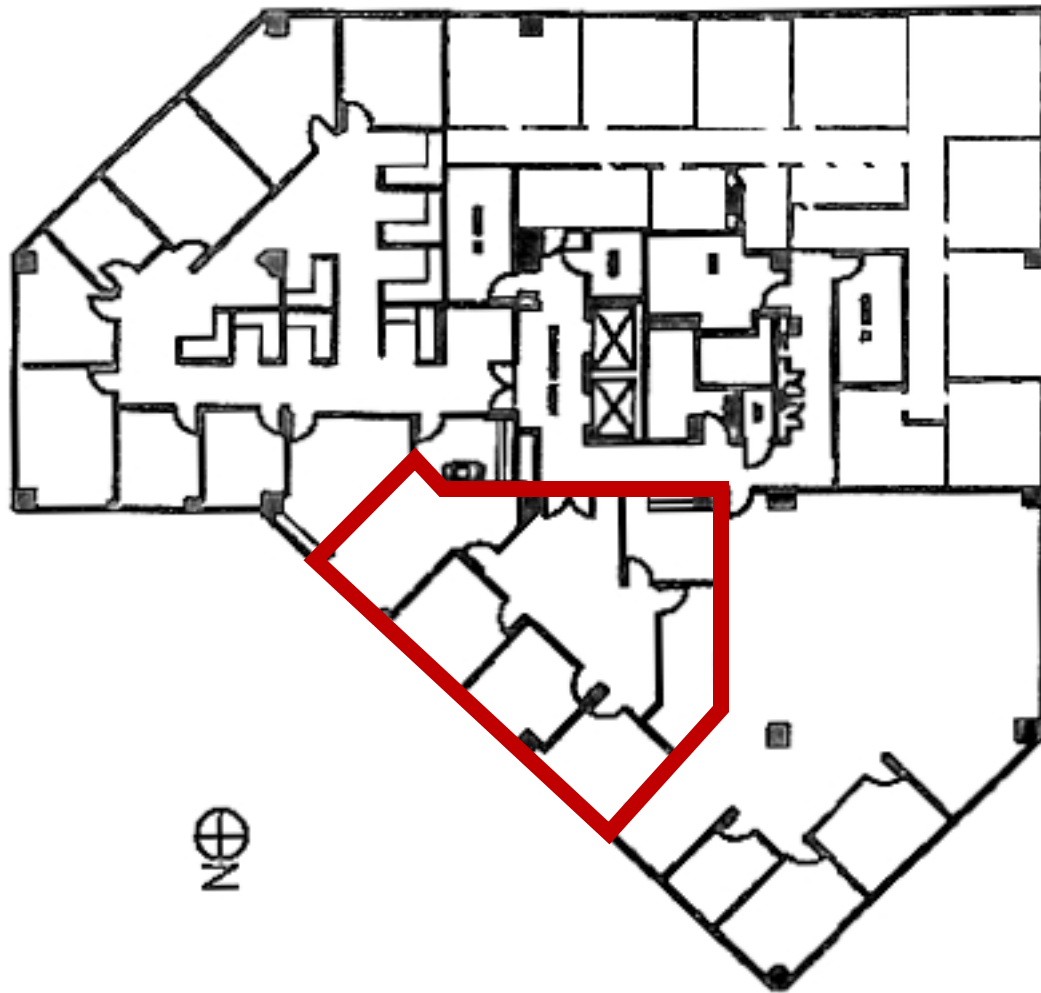
### Suite Notes:

- Nine (9) Offices
- Reception Bay
- Storage Room
- Kitchen
- Former Psychologist Office with Call Waiting Button's in Each Office & Reception Area

**SUITE 510\***  
±2,979 RSF

\* Can be made contiguous with 520 & 530 for ±6,885 RSF

## Fifth Floor Plan



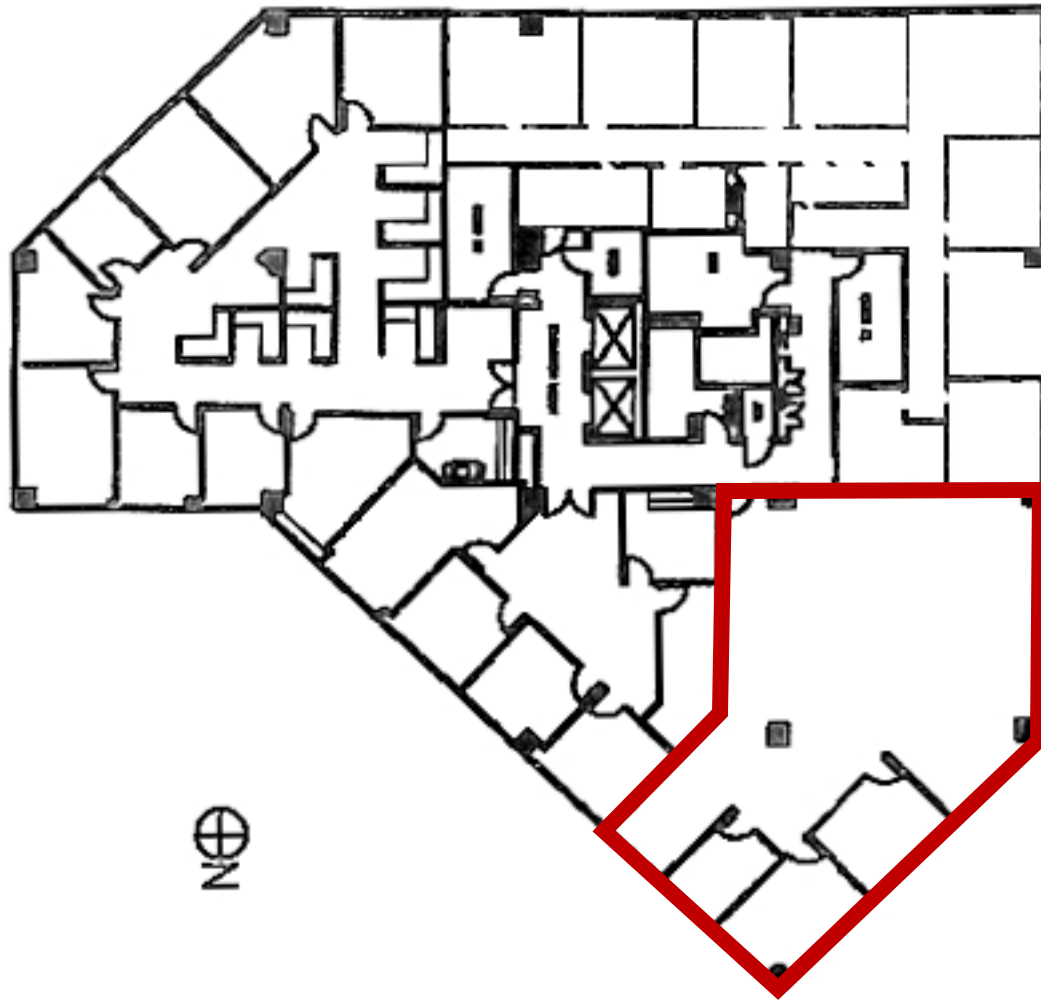
### Suite Notes:

- Tenant Currently in the Suite on a M2M basis
- Three (3) Windowed Offices
- Conference Room
- Small Bullpen
- Kitchen
- Storage Room

**SUITE 520\***  
± 1,538 RSF

\* Can be made contiguous with 520 & 530 for ±6,885 RSF

## Fifth Floor Plan



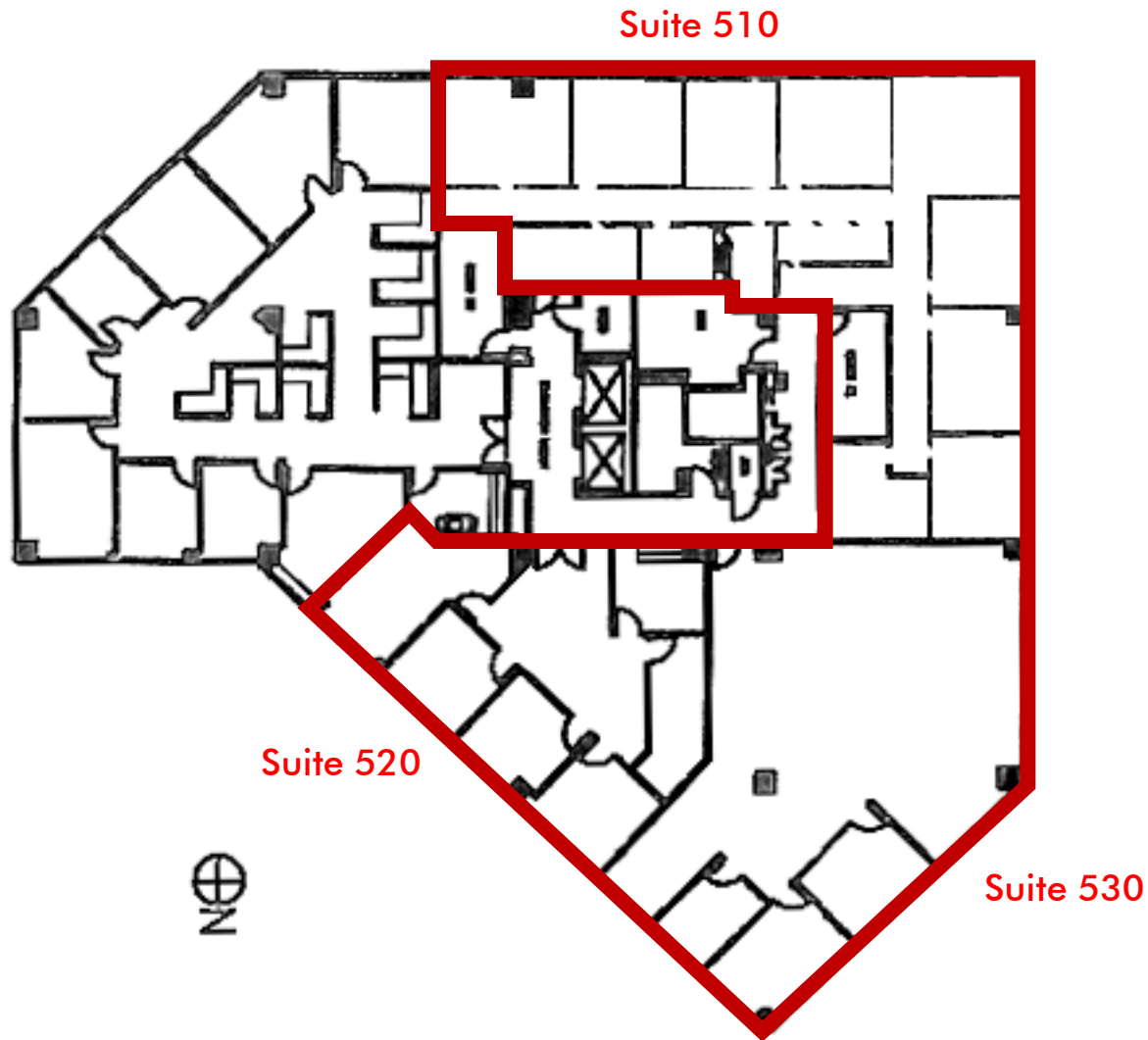
### Suite Notes:

- Three (3) Windowed Offices
- Bullpen

**SUITE 530\***  
±2,368 RSF

\* Can be made contiguous with 520 & 530 for ±6,885 RSF

## Fifth Floor Plan



### Suite Notes:

- Multiple Entrances
- Great Mix of Private Offices and Open Bullpen Space
- Many Ways to demise

Suites 510,  
520, & 530  
Contiguous for  
 $\pm 6,885$  RSF

# Property Photos

